



# Notice of Commencement

Office of Building Services

315 West Main St., Tavares, FL 32778 · PO Box 7800  
Phone (352)343-9653 · Website [www.lakecountyfl.gov](http://www.lakecountyfl.gov)

## Please review the items listed below before completing the Notice of Commencement Form

❖ **Florida Statute 713.13** requires that a Notice of Commencement be recorded and certified with the Lake County Clerk of Court for any construction project that the total cost exceeds \$5,000 or \$15,000 for a mechanical project.

Once the form is completed, it must be signed by the property owner listed on the warranty deed and the signature must be notarized. No one is permitted to sign on the owner's behalf.

❖ A **recorded** copy must be provided to the Building Division for review of accuracy before being able to schedule the first inspection.

❖ **1 Legal Description** - You can put the alternate key number here instead of filling out the complete legal description. Street Address: Please enter the job site street address.

❖ **2 General Description of Improvement** - Need the job description of the work being performed. Do not put new structure, we need to know what type of structure, example single family residence, mobile home, garage, screen room, etc.

❖ **3 Owner's Information or Lessee Information** - Owner's names need to match the warranty deed or property record card. If the deed is in more than one name, then all names must be listed as owner. (Only one person will need to sign the notice of commencement).

If Lessee information is entered, please make sure the name matches the lease agreement.

❖ **4 Contractor Information** - Enter the name and address of the contractor, if the homeowner is performing the work, then enter Owner.

### ❖ **Signature Section** -

**Signature of Owner or Lessee, or Owner's or Lessee's authorized Officer/Director/Partner/Manager--**

Please have an authorized person sign. If in an individual name, anyone listed in section 3 as owner can sign.

If in a company name, the person signing must be authorized to sign the Notice of Commencement.

**Signatory's Title/Office** - If the person signing is the owner of the property write owner.

If the property is in a company name have the authorized signer enter their title... President, Officer, Partner, Manager, etc. (Cannot be left blank)

### ❖ **Please make sure the Notary acknowledgement section is fully completed:**

**Date** - the date the document is notarized.

**By** - The name of the person signing the Notice of Commencement

**Type of authority** - Signer's title... owner, president, manager, etc.

**For** - Name of the company or the owner's name.

**Type of identification** - cannot be blank, must show type of identification presented or circle personally known.

After recording, return to: \_\_\_\_\_

\_\_\_\_\_

Permit No: \_\_\_\_\_

Tax Folio No: \_\_\_\_\_

# Notice of Commencement

State of Florida | County of Lake

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of the Property: *(legal description of the property and street address if available)*

Legal Description \_\_\_\_\_

Street Address \_\_\_\_\_

2. General Description of Improvement \_\_\_\_\_

3. Owner's Information or Lessee information if the lessee contracted for the improvement:

Name \_\_\_\_\_

Address \_\_\_\_\_

Interest in Property \_\_\_\_\_

Name & Address of fee simple titleholder *(if different than owner)*: \_\_\_\_\_

4. Contractor Information \_\_\_\_\_

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

5. Surety *(if applicable, a copy of the payment bond must be attached)*:

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_

6. Name and address of any person making a loan for the construction of the improvements: \_\_\_\_\_

7. Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

8. In addition to himself or herself, Owner designates \_\_\_\_\_ Of \_\_\_\_\_ to receive a copy of the following Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone Number \_\_\_\_\_

9. Expiration date of notice of commencement *(the expiration date will be 1 year from the date of recording) unless a different date is specified*.

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

\_\_\_\_\_  
*Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager*

\_\_\_\_\_  
*Signatory's Title/Office*

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who *is personally known or produced* \_\_\_\_\_ as type of identification. (Signer's Printed Name)

\_\_\_\_\_  
*Signature of Notary Public – State of Florida (print, type or stamp commissioned name of Notary Public)*